

114.0

0004

0014.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
APPRAISED: 1,407,800 / 1,407,800
USE VALUE: 1,407,800 / 1,407,800
ASSESSED: 1,407,800 / 1,407,800
Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
246		MOUNTAIN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: LI LINGHUI	
Owner 2: ZENG QIANG	
Owner 3:	

Street 1: 246 MOUNTAIN AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: YPostal: 02474 Type:

PREVIOUS OWNER

Owner 1: ROTHFUCHS DEVELOPMENT INC -

Owner 2: -

Street 1: 17 THOREAU RD

Twn/City: LEXINGTON

St/Prov: MA Cntry:

Postal: 02420

NARRATIVE DESCRIPTION

This parcel contains .181 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2018, having primarily Vinyl Exterior and 3843 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7881		Sq. Ft.	Site		0	70.	0.83	5									459,502						459,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7881.000	948,300		459,500	1,407,800		73093
							GIS Ref
							GIS Ref
							Insp Date
							09/10/18

PREVIOUS ASSESSMENT									Parcel ID	114.0-0004-0014.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes		
2022	101	FV	948,300	0	7,881.	459,500	1,407,800		Year end		12/23/2021
2021	101	FV	920,100	0	7,881.	459,500	1,379,600		Year End Roll		12/10/2020
2020	101	FV	920,100	0	7,881.	459,500	1,379,600		Year End Roll		12/18/2019
2019	101	FV	539,100	0	7,881.	466,100	1,005,200		Year End Roll		1/3/2019
2018	101	FV	181,100	0	7,881.	347,900	529,000		Year End Roll		12/20/2017
2017	101	FV	181,100	0	7,881.	315,100	496,200		Year End Roll		1/3/2017
2016	101	FV	181,100	0	7,881.	302,000	483,100		Year End		1/4/2016
2015	101	FV	180,200	0	7,881.	256,000	436,200		Year End Roll		12/11/2014

SALES INFORMATION									TAX DISTRICT	PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
ROTHFUCHS DEVEL	71916-195	1	11/21/2018		1,490,000	No	No					
CARLSON MARY,	70431-214		12/22/2017	Change>Sale	583,000	No	No					
CARLSON CARL A/	70256-271		11/17/2017	Convenience		100	No	No				
CARLSON CARL	27236-128		4/25/1997	Family		1	No	No	F			

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
2/26/2018	210	New Buil	358,000	C					5/20/2019	Permit Visit	DGM	D Mann					
2/15/2018	165	Foundati	18,000	C					4/17/2019	SQ Returned	JO	Jenny O					
2/9/2018	152	Demoliti	10,000	C					9/10/2018	Meas/Inspect	DGM	D Mann					
7/13/2017	800	New Wind	4,500	C					6/20/2018	Permit Visit	DGM	D Mann					
11/26/2014	1627	Wood Dec	6,150						3/18/2009	Meas/Inspect	372	PATRIOT					
									3/8/2000	Inspected	264	PATRIOT					
									2/7/2000	Measured	197	PATRIOT					
									12/1/1981		CS						

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

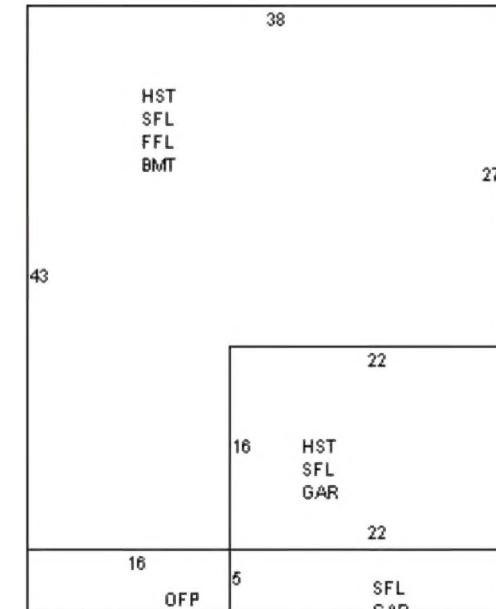
Type:	6 - Colonial	
Sty Ht:	2H - 2 & 1/2 Sty	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BROWN	
View / Desir:		

BATH FEATURES

Full Bath:	4	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Average
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc:	Line 1	# Units	1
Level	FY	LR	DR	D
	K	FR	RR	K
	BR	FB	HB	BR
	L	O		
Other				
Upper				
Lvl 2				
Lvl 1				
Lower				
Totals	RMS:	6	BRs:	3
	Baths:	4	HB:	1

OTHER FEATURES**CONDOS INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

REMODELING**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	6	3	

DEPRECIATION**CALC SUMMARY**

Basic \$ / SQ:	130.00
Size Adj.:	0.92322397
Const Adj.:	0.99989998
Adj \$ / SQ:	120.007
Other Features:	136347
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	957888
Depreciation:	9579
Depreciated Total:	948309
WtAv\$/SQ:	
AvRate:	
Ind.Val:	
Juris. Factor:	1.00
Before Depr:	175.21
Special Features:	0
Val/Su Net:	167.34
Final Total:	948300
Val/Su SzAd:	246.76

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	8X9	A	AV	1998	0.00	T	16.8	101						

PARCEL ID

114.0-0004-0014.0